

CALLAHAN, CALWELL & LAUDEMAN

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BOOK 45 PAGE 652

ATTORNEY'S SALE

**OF
TWO VALUABLE, FEE SIMPLE,
SUBSTANTIALLY IMPROVED
RESIDENTIAL DWELLINGS, SITUATE
ON FREESTATE DRIVE,
PICNIC WOODS ESTATES
SUBDIVISION,
WEST OF MIDDLETOWN
FREDERICK COUNTY, MD.**

Under and by virtue of the power and authority contained in a Mortgage from Alton G. Nesbitt, doing business as G. D. C. Construction Co. to Baltimore Federal Savings and Loan Association dated May 9, 1979, and recorded among the Land Records of Frederick County in Liber CCK 1082 folio 98, default having occurred thereunder, and at the request of the party secured thereby, the undersigned Attorney Named in Mortgage will sell at public auction at the Frederick County Court House Door, Frederick, Md., on

WEDNESDAY, SEPTEMBER 9, 1981

AT 10:10 A.M.

all those two fee simple properties and the improvements thereon, situate in Frederick County, and described as follows:

The first being known and designated as Lot 24 as shown on Plat entitled Picnic Woods Estates Section IV, Resubdivision of Lots 23 & 24, Relocation of Septic Areas — Lots 24 & 25, which Plat is recorded among the Land Records of Frederick County in Plat Book 20, page 190.

The second being known and designated as Lot 26 as shown on Plat entitled Picnic Woods Estates Section IV, which Plat is recorded among the Land Records of Frederick County in Plat Book 11 page 127.

Together with all the buildings thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, etc., and utility agreements of record, if any, affecting the property.

Both properties are improved by a substantially completed, depleted, detached, 2 story, frame dwelling.

TERMS OF SALE: The above properties will first be offered separately, and the bid reserved, then offered as an entirety and sold in the manner producing the greatest amount. If sold separately, a cash, certified or cashier's check deposit of \$4,000.00 on each property will be required of the purchaser at the time and place of sale, and if sold as an entirety, a cash, certified or cashier's check deposit of \$8,000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of eight percent per annum from date of sale to date of settlement. The purchaser will be required to complete settlement of the purchase within five days of the ratification of the sale by the Court otherwise the property will be resold at the risk and expense of the purchaser. Taxes, public charges and assessments, to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

ROBERT F. VAVRINA

Attorney named in mortgage

Delbert Null, Auctioneer
10 W. College Terr.,
Frederick, Md. 21701
301-662-6161